



# Camden Local Planning Panel

**Minutes**

**22 January 2019**

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**Camden Council  
Administration Centre  
70 Central Avenue, Oran Park**



# CAMDEN LOCAL PLANNING PANEL

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## **PRESENT**

Stuart McDonald (Chairperson), Sue Francis (Expert Member), Debby Dewbery (Community Member – South Ward).

## **ALSO IN ATTENDANCE**

Manager Statutory Planning, Principal Planner, Governance Officer - Panel and Committees.

## **ACKNOWLEDGMENT OF COUNTRY**

The Chair acknowledged the traditional Custodians of the Land:

I would like to acknowledge the traditional custodians of this land on which we meet and pay our respect to elders both past and present.

## **RECORDING OF MEETING**

The Chair stated that the meeting is being audio recorded by Council staff for publication on Council's website and that no other recording by a video camera, still camera or any other electronic device capable of recording speech, moving images or still images is permitted without the prior approval of the panel.

## **APOLOGIES**

The Chair resolved to grant Mary-Lynne Taylor (Expert Member) a leave of absence.

## **DECLARATION OF INTEREST**

There were no declarations to be noted.

## **PUBLIC ADDRESSES**

There were no public addresses to be noted.

## **CLOSURE OF THE MEETING**

The Chair declared the public meeting closed at 2.11pm. The Panel then went into private deliberation to consider the items and their determinations are listed below:

**CLPP01 DA/2018/1031/1 - INCREASE CAPACITY OF A RESIN CAPSULE PLANT  
- 40-44 ANZAC AVENUE, SMEATON GRANGE**

## **SUMMARY**

The Panel has considered the officer's report and inspected the site of the proposed development.

## **DETERMINATION OF PANEL**

That the Panel resolved approve DA/2018/1031/1 to increase the production capacity of an existing resin capsule facility at 40-44 Anzac Avenue, Smeaton Grange from 6,600 tonnes per year to a maximum 20,000 tonnes per year and endorsed the conditions attached to the officer's report subject to conditions 1.0(2), 1.0(10) and 3.0(14) being amended to specify the unique recommendations of the relevant documents.

## **REASONS FOR DETERMINATION**

1. The proposed development will provide an industrial development that will help meet employment demands in the Camden LGA.
2. The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy No 33 - Hazardous and Offensive Development, Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River and Camden Local Environmental Plan 2010.
3. The proposed development is, subject to the recommended conditions, consistent with the objectives of the applicable development control plan, being Camden Development Control Plan 2011.
4. The proposed development, subject to the recommended conditions, is unlikely to have any unreasonable adverse impacts upon the natural or built environments, including surrounding employment development and residential land uses in the wider area.
5. In consideration of the aforementioned reasons, the proposed development is a suitable and planned use of the site and its approval is within the public interest.

#### VOTING NUMBERS

The Panel voted 3-0 in favour of the determination.

#### **CLPP02 DA/2018/35/1 - DEMOLITION OF THE EXISTING DWELLING HOUSE AND CONSTRUCTION OF A TWO STOREY DWELLING HOUSE AND POOL - 610 CUT HILL ROAD, COBBITTY**

#### SUMMARY

The Panel has considered the officer's report and inspected the site of the proposed development.

#### DETERMINATION OF PANEL

The Panel resolved to:

- i. support the written request to vary clause 4.3 - maximum height of buildings development standard pursuant to Clause 4.6 of the Camden Local Environmental Plan 2010; and
- ii. approve DA/2018/35/1 for the construction of a two storey dwelling house, pool, and associated site work at 610 Cut Hill Road, Cobbitty subject to the conditions attached to the officer's report.

#### REASONS FOR DETERMINATION

1. The Panel has considered the written request to vary the Camden Local Environmental Plan 2010 in relation to the maximum height of building development standard. The proposed variation satisfies the objectives of the zone and the standard and it would not be in the public interest to decline the variation in the particular circumstances of this case.
2. The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning

instruments, being, State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, State Environmental Planning Policy No 55 – Remediation of Land, Sydney Regional Plan No. 20 – Hawkesbury-Nepean River and Camden Local Environmental Plan 2010.

3. The proposed development is, subject to the recommended conditions, consistent with the objectives of the applicable development control plan, being the Camden Development Control Plan 2011.
4. The proposed development is considered to be of an appropriate scale and form for the site and character of the locality and will have negligible impacts.
5. The proposed development, subject to the recommended conditions, is unlikely to have any unreasonable adverse impacts upon the natural or built environments.
6. In consideration of the aforementioned reasons, the proposed development is a suitable and planned use of the site and its approval is within the public interest.

#### VOTING NUMBERS

The Panel voted 3-0 in favour of the determination.

#### **CLPP03 DA/2018/1388/1 - CONSTRUCTION OF TWO STOREY DWELLING HOUSE, SWIMMING POOL AND CABANA, WITH ASSOCIATED SITE WORKS - 8 DUNSTAN STREET, ORAN PARK**

#### SUMMARY

The Panel has considered the officer's report and inspected the site of the proposed development.

#### DETERMINATION OF PANEL

- i. The Panel resolved that the matter be deferred to provide the applicant the opportunity to submit an amended written request to vary the height of building development standard. The amended request must more fully and properly address the provisions of clause 4.6 in Appendix 9 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and the objectives of the development standard.
- ii. The Panel resolved to determine the application by electronic means upon receipt and consideration of the amended written request and supplementary report.
- iii. The Panel request the Council consider a strategic review of the height of building development standard in the circumstances where there is inconsistency with the relevant background studies and development control plan provisions as they apply to the southern side of Dunstan Street.

#### VOTING NUMBERS

The Panel voted 3-0 in favour of the determination.

**CLPP04 DA/2018/1174/1 - TORRENS TITLE SUBDIVISION TO CREATE TWO (2) ALLOTMENTS AND THE CONSTRUCTION OF TWO (2) SEMI-DETACHED DWELLINGS - 32 BEGA STREET, GREGORY HILLS**

SUMMARY

The Panel has considered the officer's report and inspected the site of the proposed development.

DETERMINATION OF PANEL

The Panel resolved to;

- i. support the written request to vary Clause 4.1(3) minimum subdivision lot size pursuant to Clause 4.6 of Camden Local Environmental Plan 2010; and
- ii. approve DA/2018/1174/1 for a two lot Torrens title subdivision and construction of two semi-detached dwellings at 32 Bega Street, Gregory Hills, subject to the conditions attached to the officer's report.

REASONS FOR DETERMINATION

1. The Panel has considered the written request to vary the Camden Local Environmental Plan 2010 in respect of minimum lot size. The proposed variation satisfies the objectives of the standard and zone and is acceptable in the particular circumstances of this case due to the anomaly of two environmental planning instruments applying to two different portions of the subject site and given the proposed subdivision reflects and reinforces the predominant subdivision pattern of the area. There would be no public benefit in maintaining the development standard.
2. The Panel notes that the standard has been consistently varied in the street.
3. The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Sydney Region Growth Centres) 2006, State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River and Camden Local Environmental Plan 2010.
4. The proposed development is, subject to the recommended conditions, consistent with the objectives of the applicable development control plans, being Camden Development Control Plan 2011 and Turner Road Development Control Plan 2018.
5. Subject to the recommended conditions the proposed development will be provided with adequate services.
6. The proposed development is considered to be of an appropriate scale and form for the site and character of the locality
7. The proposed development, subject to the recommended conditions, is unlikely to have any unreasonable adverse impacts upon the natural or built environments.

8. In consideration of the aforementioned reasons, the proposed development is a suitable and planned use of the site and its approval is within the public interest

### VOTING NUMBERS

The Panel voted 3-0 in favour of the determination.

### **CLPP05 DA/2018/1046/1 - TORRENS TITLE SUBDIVISION, CONSTRUCTION AND EMBELLISHMENT OF TWO PUBLIC RESERVE LOTS, A ROAD AND ASSOCIATED SITE WORKS INCLUDING ENVIRONMENTAL PROTECTION WORKS - 600B THE NORTHERN ROAD AND 76 CENTRAL AVENUE, ORAN PARK**

### SUMMARY

The Panel has considered the officer's report and inspected the site of the proposed development.

### DETERMINATION OF PANEL

The Panel resolved to approve DA/2018/1046/1 for a five (5) lot Torrens title subdivision, construction and embellishment of two (2) public reserve lots, a road and associated site works at 600B The Northern Road and 76 Central Avenue, Oran Park and endorsed the conditions attached to the officer's report subject to condition 18 in Part 2.0 – Prior Issue of a Construction Certificate being amended to read as follows:

- (18) **Splash Park Maintenance & Testing Program** – A testing regimen and maintenance plan for the splash park will have to be developed in accordance with the Public Health Act 2010, Public Health Regulation 2012, NSW Public Health – Public Pool and Spa Pool Advisory Document and NSW Public Health Water Splash Park Fact sheet.

This regimen and maintenance plan must be submitted to and approved by Councils Environmental Health Officer prior to the issue of any construction certificate. The regimen and maintenance plan must be adhered to at all times during the operation of the facility.

### REASONS FOR DETERMINATION

1. The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Sydney Region Growth Centres) 2006, State Environmental Planning Policy No 55 - Remediation of Land and Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River.
2. The proposed development is, subject to the recommended conditions, consistent with the objectives of Oran Park Development Control Plan 2007.
3. The proposed riparian corridor variation to the Oran Park Development Control Plan 2007 is considered to be acceptable in the particular circumstances of this case as the variation is unlikely to result in any unacceptable adverse impacts upon the natural or built environment.
4. The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.

5. The proposed development, subject to the recommended conditions, is unlikely to have any unacceptable adverse impacts upon the natural or built environments.
6. In consideration of the aforementioned reasons, the proposed development is a suitable and planned use of the site and its approval is within the public interest.

#### VOTING NUMBERS

The Panel voted 3-0 in favour of the determination.